

WNC Land Use Committee Report and Request for Agenda Motions

May 2020

Motions:

Whereas, prior to the Covid19 Emergency, Neighborhood Councils served as the only notice to the general community of such projects and due to the current Covid19 Public Health Emergency, NCs have not been able to establish credited virtual meetings where the outcomes of discussion and Community Impact Statements are affirmatively recognized by the City and the Department of Neighborhood Empowerment,

Therefore, be it resolved that the Westside Neighborhood Council requests that the L.A. Dept. of City Planning, City Planning Commission and Area Planning Commissions cease all discretionary approvals until such a time as all Neighborhood and Community Councils, the City Planning Commission, Area Planning Commissions and the Dept. of City Planning Itself, have established adequate measures to ensure full public participation and access to hearings and documents.

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The Westside Neighborhood Council calls upon the LA City Council to oppose the following bills – SB902, AB 725, AB 1279, and AB 3173 -- in the State legislature and to direct City lobbyists to work to halt the advance of these bills which increase density by over-riding local zoning, undermine community land use planning, fail to provide for needed infrastructure (or funding to provide infrastructure), threaten the integrity of R1 communities. This, while in many instances exacerbating the need for low income and workforce housing:

- SB902 would allow for 8-plexes in R-1 zones in cities of 50,000 or more. Smaller towns will be zoned to permit 6-plexes and 4-plexes in every neighborhood., SB 902 allows cities to ignore local zoning to approve 15-unit luxury buildings in areas anywhere near “transit” or “jobs.
- AB725 would allow moving heavy density to low-density areas removing local zoning rules. Shifts 25% of future RHNA growth to stable neighborhoods. (No affordable housing required, in lieu fee allowed, allows 120 units/ half acre.)
- AB1279 would see local plans overridden with no hearing and creates “opportunity areas” (undefined) in residentially zoned neighborhoods if the city failed to reach a goal called the Regional Housing Needs Assessment, or RHNA.
- AB 3173 would allow California’s eight largest cities to miniaturize the size of “micro-units.” Micro-units are very seldom smaller than 300 square feet, but AB 3173 would cut the size to 80 square feet, not much more than a walk-in closet. Developers will be exempt from local review, parking and height rules. Micro-units generate very high per-square-foot profits.

a) Westside Cities COG Mobility Study -- update of 2003 Westside Mobility Study. "The current phase of the study seeks to determine where and what type of multi-modal transportation investments would be most appropriate in the Westside Cities region. We have developed two scenarios that show different types of multi-modal projects on the different corridors in the study area, in the near-term and long-term time frames."

There is an interactive website to send input. Deadline is very soon so individual constituents will need to respond. **How can WNC be heard and have input given short time frame?** <https://www.westsidecities.org/transportation>

**Recommendation: Send letter asking for more time.**

## Transportation — Westside Cities Council of Governments

On Thursday, February 27, we held our first in-person WSCCOG Mobility Study Stakeholder Meeting where the team presented about the existing transportation landscape on the Westside, including the overview of planning efforts, demographics and socio-economic conditions, current transportation and mobility (transit, pedestrians, and bicycles) conditions, and future priorities based on feedback ...

[www.westsidocities.org](http://www.westsidocities.org)

b) **SCAG Meeting** The SCAG Regional Council (Councilmember Ryu sits on the Regional Council) is voting on Thursday, May 7th, on the Regional Transportation Plan & Sustainable Communities Strategy. (This will formalize the appeals process at SCAG related to assigned RHNA goals. Originally this agenda item was to be held in April and was postponed due to COVID-19. See the agenda and staff report [here](#).)

c) Restaurant Beverage Program revised ordinance and fact sheet mailed out from DCPlanning 4/15. Next goes to City Planning Commission.

d) Councilmember Ryu motion re: Self Storage / a self storage ordinance that would halt evictions and bar the auctioning of contents or clearing out of units during the COVID emergency. WNC can adopt a **motion to support**.

e) Recent relevant City Council consideration:  
From 4/22 agenda:

- **Item 37:** [20-0407](#) Motion (BONIN, RYU) relative to freezing rent increases during the City of Los Angeles State of Emergency that was declared on March 4, 2020.
- **Item 38:** [20-0409](#) Motion (BONIN - RYU) relative to classifying unpaid rent as consumer debt, not subject to the unlawful detainer process, and allowing landlords and tenants to create temporary rent reduction agreements.
- **Item 39:** [20-0404](#) Motion (BONIN, RYU) relative to prohibiting the termination of a tenancy during the City of Los Angeles State of Emergency that was declared on March 4, 2020.
- **Item 58:** [20-0002-S42](#) Resolution (PRICE, BONIN, RYU ) relative to establishing the City's position regarding a mortgage payment relief conditioned on a corresponding rental suspension for rental properties, and implementing a combined mortgage and rental payment suspension program during and in the aftermath of the COVID-19 emergency.
- **Item 61:** [20-0002-S45](#) Resolution (RYU, BONIN) relative to establishing the City's position regarding legislative, administrative or executive action that would establish a comprehensive rent and mortgage relief program for people impacted by COVID-19.

From 4/29 agenda:

- **Item 59:** [14-0366-S31](#) Preparation of a draft ordinance that would create a new process for the City to barricade unlicensed commercial cannabis properties.
- **Item 69:** [20-0403](#) Los Angeles Housing and Community Investment Department (HCIDLA) to notify by mail all residential rental property owners and tenants of their housing rights and responsibilities during the COVID-19 local emergency period.
- **Item 71:** [20-0467](#) Instruct the CLA to report back with a plan for when and how to re-open the Los Angeles City Hall complex and park facilities to the public plus a strategy on transitioning the parks serving as shelters back to recreation centers, and the costs associated with these plans.
- **Item 75:** [20-0147-S19](#) Amend Ordinance No. 186585, to extend the amount of time commercial tenants have to pay past due rent from three months to six months after the pandemic and extend the time period commercial tenants have to pay past due rent to 12 months should the business have 50 or fewer employees.

- **Item 77:** [20-0479](#) Draft ordinance to require landlords to only use the tenant notice form provided by the Los Angeles Housing and Community Investment Department (HCIDLA).

**TUESDAY, Remote Meeting, May 5th, 10am:**

- **Item 12:** [19-1324](#) Ordinance to expand the work that may be installed, inspected, and certified by certified licensed contractors.

**WEDNESDAY, Remote Meeting, May 6th, 10am:**

- **Item 1:** [20-0407](#) Ordinance to temporarily prohibit rent increases for rental units subject to the Rent Stabilization Ordinance (RSO).
- **Item 2 + 3:** [20-0522](#) Motion and ordinance to provide additional protections for residential tenants, including providing tenants with a private right of action and prohibiting landlords from trying to take tenants' stimulus money.
- **Item 7:** [20-0002-S53](#) City Resolution in support of suspending Costa-Hawkins.
- **Item 12:** [20-0478](#) Instructions to the Department of Convention and Tourism to report on all hotels receiving economic benefits or using public land in the City of Los Angeles and their participation in Project Roomkey.
- **Item 13:** [20-0416](#) Motion (Bonin - Ryu - Koretz) to roll-over Neighborhood Council (NC) funds, and expedite NC teleconference meetings and NC COVID-19 related grant processing.

fg) PROJECTS WE ARE CURRENTLY TRACKING:

1936-1940 Westwood Blvd: CUP request to change an apartment mixed use building into a hotel.

Fox Plaza request to permit a deli in the building.

Troon residential project

h) Motions to come from WRAC Land Use: Co-Living Letter, Objective Land Use Standards for Carbon Reduction/Stormwater Management